

MINUTES
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,884th Meeting



6:00 p.m. May 19, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

MINUTES APPROVED AS SUBMITTED
AT THE JUNE 9, 2005 MEETING

COMMISSIONERS PRESENT: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton, Singletary

COMMISSIONERS ABSENT: Sebelia, Stephens

STAFF PRESENT: Gutierrez, Planning Director
Aaron, Principal Planner
Jenkins, Senior Planner
Milosevic, Associate Planner
Brenes, Associate Planner
Smith, Deputy City Attorney
Andrade, Stenographer

THE FOLLOWING BUSINESS WAS CONDUCTED:

Chair Leonard reconvened the meeting.

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17.	PLANNING CASE P04-0178: Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.	<u>3</u>
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	Adjournment to the June 2, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.	<u>8</u>

H. **PUBLIC HEARING - 6:00 p.m.**

17. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

Chair Leonard announced that there would not be a staff presentation tonight. He explained that the evening would be provided for public testimony. He informed the audience regarding the upcoming meeting schedule and the hearing process for those meetings. He noted that there will be ample opportunity for the public to continue to be part of the process.

He opened the public hearing and asked everyone to fill out a speaker card.

Steve McCullough, 6789 De Anza Avenue, asked what would be changing between Riverside, Yellowstone, Arlington and Central. He also asked where Councilman Gage received his environmental impact study indicating these homes were in a bad place.

Craig Aaron, Principal Planner, suggested that with regard to the individual questions, regarding specific properties in the City, that staff provide the individuals with their cards so that the questions can be discussed in detail. He noted that staff would need more information and would need to research the sites to provide the information.

Chair Leonard stated that with reference to Mr. McCullough's second question, staff did not have information on this. There is an EIR report that is available at the back which pertains the General Plan Program.

Diane Jenkins, Senior Planner, stated that the CD's are available free of charge. If the citizen's would like to review a hard copy of the documents, they can come to the Planning Department or any of the public libraries.

Yolanda Garland, resident of La Sierra, spoke about the outrage felt over Councilman Gage's comments.

Ron Diaz, 3473 Carlsbad Way, stated he was in opposition of the proposed recommendation. He noted that the process begins here with the Commission. He asked the Commission not to support this proposal as it will cause a lot of harm. The Commission can send a clear message to the Council to reject this proposal.

Kathy Garland, 3468 Bonita Avenue, said she was also here to oppose the long term zone change. She felt that these changes would make it difficult to obtain refinancing or sell their homes due to the possible change which would leave the homes FHA or VA eligible. She also felt their homes would decrease in value. She did not believe the Redevelopment laws applied to their area in regard to blight. She asked that the Commission consider their appeal.

Chair Leonard commented that everyone wants to vent tonight, and it is their right to do so, he asked that whatever they say tonight regarding council members or programs not tied to the General Plan need to be directed to the Council.

Ernest Savage stated he was filming a documentary regarding the resident's story. He extended an invitation to the Commission to present their point of view. As he interviewed some of the older residents who were physically unable to attend, they asked him to produce their testimony on tape.

A video tape was presented on behalf of some residents who were not able to attend tonight: Virginia Vidlasse, Ruth and Jack Kniss, and Author Furlan spoke in opposition to the proposed General Plan designation change to Office.

Ginny Diaz, 3453 Carlsbad Way, stated that since this proposal has come to light, her life has not been the same. She is very stressed and is very worried about losing her home. She spoke on the physical hardships that this proposal would have on the older residents of this tract.

Colonel Vincent Scarano, 3474 Carlsbad Way, stated he joined his neighbors to oppose the General Plan designation change and respectfully asked for the Commission's intervention. He stated that they visited the Planning and Building Department and were assured that the zoning would not change although the letter clearly states that his property is one of the 73 parcels proposed for change and that the land use designation would change to Office. He noted the written and verbal inconsistencies are cause for serious consternation. He pointed out that the residences were well maintained and the area is attractive.

Commissioner Comer stated that the Commission has heard and understand the issues in the area. As a matter of giving piece of mind to the residents, he asked to take a straw poll of the commissioners that would like to remove this proposal from the General Plan.

Chair Leonard asked if there was a reason the Commission could not take action.

Kristi Smith, Deputy City Attorney and Craig Aaron left the Chambers to discuss this request and then returned.

Ms. Smith announced that with regard to Commissioner Comer's request, that it would be considered taking action on an item before the Commission. It was not published that the Commission would take action. She stated that even taking a straw poll would require closing the public hearing and acting on the item which is not before the Commission tonight. She stated that it would be inappropriate to take a straw poll on this matter.

Commissioner Comer stated he appreciated the neighbors showing up, they have made their position clear.

Marilyn Jacobsmeyer, 6629 Lassen Court, stated she owns their family home at 3469 Bonita Avenue. She is also a member of the group responding and protesting the rezoning issue. She commented on the letter received from Diane Jenkins dated May 2, regarding this issue. She expressed her concern that they were not a part of the visioning process. If this has been going on since 2002, why are they just now hearing about this? She read part of her letter submitted to staff.

Brad Pope, Brookhurst Mill, 3315 Van Buren Blvd, stated he was present to restate his opposition to the rezoning of his property from M-1 to BMP. He feels that the I Zone would be more appropriate. A letter was recently sent to Ms. Jenkins indicating that they would accept the BMP and the setbacks, however, it would seriously affect future plans if they were held to the minimum lot size requirements of the BMP Zone.

Allison Dale, 4330 Van Buren Blvd., spoke on behalf of her aunt Dorothy at 3462 Bonita Avenue. She asked the Commission to put themselves in her shoes. This is a great neighborhood, the kind of neighborhood that Riverside wants and spends money to build. She asked the Commission not to let it happen.

Maria Cornejo, 6378 Riverside Avenue, stated she had concerns regarding the process. The first time she heard about this was through the notification letter which informed them to attend this meeting. She understands that tonight is already the 10th hearing. Another issue that is disconcerting is that there is this gap, no one on the Commission knew of this zoning change, based on their comments last week. She stated that neighborhoods were vital to the City. She noted the work being done at Riverside Avenue and has not heard any response from the planners as to what is going on. Her impression was that this is going on for awhile.

Chair Leonard commented that the Commission has been in hearings on the General Plan since March 3, 2005. He clarified that this proposal was brought up in this process on May 5.

Bruce Jacobsmeyer, 6629 Lassen Court, stated he owned a home at 3469 Bonita. His father built this house, he was raised there and now his son is raising his family. He stated he was embarrassed for those on the City Council and other city officers who do not seem to grasp the concept of wanting to keep their homes.

Richard Reynoso, 6378 Riverside Avenue, stated that his home was sacred ground and would not be taken from him. He stated he was relying on the Commission to do the right thing.

Alison Krumbein, Bingham McCutchen, stated that her firm represents Goodrich Aerostructures Group. A letter was submitted on May 11, proposing modifications to the General Plan and Zoning Code as they affect the property. Her understanding is that the Commission has received copies of the letter. She briefly outlined their major objectives in proposing these modifications. Goodrich would like the General Plan and Zoning Ordinance to make it clear that the existing use of the property as an aerospace manufacturing facility is permitted as a matter of right. They would like to have some flexibility regarding the eastern 15 acres of the property. This area has been a subject of discussion between Goodrich and the Redevelopment Agency. Finally, Goodrich would like to ensure that its existing structures remain conforming after the new General Plan and Zoning Code are adopted. They have no objection to applying the new standards to new construction but have concerns that new permits or any new construction could trigger a requirement to bring everything up to the new standards. They have proposed new language and modifications to the provisions that affect them and attached them to the May 11 letter. She stated that she looked forward to working with staff to come to a mutually satisfactory solution.

Robert Kennedy, 3469 Wanda Way, stated they came to Riverside in search of a beautiful home which they have found in their neighborhood. He has been beside himself during this whole issue and did not understand how it could come so far without letting the community know what has proceeded.

Davis Lusk, 5931 Sinclair, stated that one of the binders on the General Plan represents \$50,000+ of city tax payer dollars. He felt that the committees that put this together were appointed by the Mayor and City Council, not representative of the people. He stated that there is a process in place right now, rather than dictating what growth will be but allowing growth to be called variance.

Jim Baker, 6440 Riverside Avenue, stated he was opposed to the rezoning 100%. He asked the Commission to reconsider this.

Emmanuel Leonessa, 3466 Carlsbad Way, said that what is happening to them is about big money and big buildings and a handful of people trying to benefit themselves monetarily and politically. The citizens should remember who these people are and who they are tied to when election day rolls around. He stated he would steer the course and put his trust in the lawyer he has retained.

Blas Lozano, 3482 Laura Lane, said he chose his house because of the neighborhood. He said the plans for this area are short changed by how priceless it is to do away with a multi-generational community that could only promote the well being and reputation of Riverside. He asked the Commission to take this into consideration.

George Diaz, 6010 Kitty Hawk Drive, lives by the airport but owns property on Carlsbad Way. He felt this was not a viable plan, to oust 73 families from this area. He noted congestion was heavy now, what about if the Zoning were changed? It will also be worse environmentally. By changing the Zone these people will be boxed in financially and is not a good idea.

Frank Sanchez, 3464 Laura Lane, spoke about his family. He asked why this was being proposed and noted that there was plenty of vacant office space in the area. He stated that the neighborhood takes pride in itself and keep their properties up. He asked the Commission to take into consideration what will happen if the homes are taken away.

Jean Heinl, 5695 Chadbourne Avenue, said that as residents have stated in prior hearings, they oppose any changes in Zoning as presented by the consultant for the General Plan 2025 for the La Sierra area. Rural residents also object to allowing second units in the RR, RA-5 and RC Zones as this would increase the density and destroy the country atmosphere that they enjoy.

Jim Waite, 3457 Carlsbad Way, stated he was opposed to the Zone change considered in the General Plan 2025. This is a very nice neighborhood, he just moved in last year.

Lina Sverlow, 10944 Cypress Avenue, said she has been coming to most of the public hearings and listening to what has been said. She noticed that the duplex zoning was to be eliminated yet there are 40 brand new duplexes in Riverwalk. She did not understand how 600 people at one symposium three years ago can determine the fate of more than 100,000 people in the City. The new Zoning Codes being proposed do not correspond to the approved Zoning Codes for the California Code Council nor does it make any sense to the International Building Council Zones.

Perry Chastain stated he was present to reiterate his opposition to eliminating the R-2 Zone. He was here to remind the Commission that no one has spoken in favor of these changes. He felt that if this continues, the only way to resolve this will be to bring it to a vote of the entire City.

Ray Higgins, 8797 Barton, said he has been through many of these meetings over the last couple of years. He was astonished at the Chair's statement that this was just brought in on April 9, a late comer. He knows that the planning staff is knee deep in alligators. He finds it difficult they would initiate this item and would like to know how it did get to the Commission. The Commission may also be aware that the Sycamore Canyon Redevelopment Zone was taken into the University Corridor Redevelopment Zone. Riverside Drive is one side redevelopment and the other side residential. He stated that he is astonished that the City would bring this area into office buildings.

Kimberly Mendoza, 3449 Carlsbad Way, said she was here to say that she would love to save her home. She asked for the Commission's assistance.

Mary Humbolt, 7407 Dufferin Avenue, stated that she attended all of the Citizen's Congress meetings and committee meetings. She did her best to include her citizen's input to the public record but did not feel she was listened to at all. Her major concern were the high density sites proposed in the new General Plan. These are sites that will have 50-60 units per acre which means 4-6 story apartments. These will be unlike anything in Riverside today. She asked that these sites be removed from the General Plan. This will add 20,000 - 30,000

people. The new General Plan does not add enough parks, libraries and animal control facilities which would be necessary for this number of people. The new General Plan 2025 asks that we include another 80,000 people into the City. She asked the Commission to remove this super high density feature from the plan. She stated she was opposed to removing the duplexes.

Heather Emerson addressed the Commission. She has lived in Riverside half her life and did not understand why 72 families are proposed for removal for office space.

Doug Pollard, 781 W. La Cadena Drive, stated he owns property at 745 - 781 W. La Cadena. He owns a boat business. He stated he was opposed to the change from M-1 to Business Office Park. They would like to remain as they are. He stated that in Norco they improved a street by selecting a theme and the City helped the businesses with grants to improve the facades. He did not want to be dictated to having to go to Business Office Park.

Chair Leonard noted that there were design guidelines as part of this package for review. He encouraged Mr. Pollard to comment on these as well.

Denise Sanchez, 3464 Laura Lane, said she was 13 years old and has lived in her neighborhood since she was born. She stated her neighborhood is great.

James Martin stated he was a resident of Ward 7. He has attended several meetings of the group associated with the 73 parcels proposed for office. He wanted to say that this is the Planning Commission and this is a plan that is totally absurd, to take that neighborhood tear it down and build office buildings. This is the kind of neighborhood people strive to build. He thought there are elements within this City that have their own agenda and felt that redevelopment was a very bad word.

Keith Breen, 1049 Rosewood, said he owned property at 9328-9342 California. He questioned whether the purpose of Zoning was to put like use properties in the same area. His properties are in an area with like use and the elimination of the R-2 Zone would create an artificial and adverse condition. This is an attack upon the property values.

Rick Mullins, 6395 Neva Place, spoke in opposition to the proposed change. The neighborhood is the true All American City. This situation has changed their lives and united their community very much.

Commissioner Norton respectfully requested that if the audience wants to take a pot shot, take it at the Commission, they volunteer. If they want to take a pot shot at the people they elected, they are welcome to do that. Staff has been asked to do a job and they are trying to do it, they are not the enemy.

John Librenjah represented his brother who lives at 3477 Bonita Avenue. His brother likes the neighborhood and does not want to see anything happen to it. He asked if the office building could be placed somewhere else.

Terry Frizzel, 11290 Arlington Avenue, said that the job of planning commissioners is to help set the direction of how the City should grow. It should be based on what the people of the City of Riverside want, the people who live in the community. She asked that for the sake of the people, the community and future generations, pay attention to what the residents are saying and pass it on to the City Council in the proper context.

Tim Dagostin, 3478 Laura Lane, said he appreciated the Commission's intentions and thanked them for that. He wanted to let them know that he opposes the proposed zoning adjustments of the General Plan 2025. This will

harm the property values in the area. They are trying to deliver a message to the Commission so that their recommendation will go to the City Council.

Kimberly Sparkman, Sparkman's Garage, 5958 Jasmine, asked why the residential neighborhoods just received their notice May 5. She felt that many neighborhoods would be affected by the Plan. There are many changes and she is afraid that the public is not aware of the changes. She asked that the Commission consider waiving the MCUP fee, something, or don't do it at all.

Mary Humbolt, 7407 Dufferin Avenue, spoke with regard to Proposition R and Measure C. Currently the General Plan as it stands now keeps the two growth control initiatives in their place. There are some factors in the new General Plan that try to change Prop R and Measure C, the second rental unit proposed in the RA, RC and RR Zone. She urged the Commission not to put the rental units into these zones, it is illegal. She urged the Commission to take a strong stand on Prop R and Measure C.

Mr. Savage announced that this meeting will air on 90.7 fm in Los Angeles on June 5, 2005. He asked if anyone wanted to make a comment they could reach him at (323) 497-4963.

Arlene Sanchez, 3464 Laura Ln, spoke in opposition to the proposed change. She has lived in her home for 13 years. She is upset because that they have been kept in the dark regarding what has been planned for their home. She stated that Riverside's concerns should be families and building better neighborhoods.

Terry Frizzel addressed the Commission regarding Proposition R and Measure C. She pointed out that there are several lawsuits going on now because some of the decisions that are being made. These are concerns not just of a group of people, but citizens that worked hard to bring these lawsuits together. She asked if the General Plan has taken into consideration taking care of the people that are proposed to be brought in. If the planners don't pay attention, that get paid by us, how are the citizens going to have the input to make the City grow. She urged everyone present to pay attention to the fact that if this General Plan goes through there will be violations of initiatives that were passed by the people that will be breaking the law, some of these changes have to go back to the vote of the people.

Richard Paul, resident on Laura Lane, appealed to the Commission as planners because he too is a planner. He helps people with real estate investments as well as financial planning. Their roots run deep in these deep in these properties. He wanted their testimony given at the May 12 and May 17 meetings, incorporated into the record tonight. He referred to Councilmember Gage's comments in that he admitted ordering the blight study. He felt there possibly was an agenda there as to the four blocks being discussed. He trusted that the Commission would make the right decision. He stated he opposed the 2025 change for the General Plan.

Mr. Dillip, 8333 W. Charles Blvd., Torrance, said he owned a parcel in the city APN: 151-111-034. The new General Plan recommends zoning this to Medium Density Residential from the present Industrial Zone. The City has determined this need for entry level housing and this is good infill parcel for that use. He requested that the Commission rezone the parcel from Industrial to High Density Residential.

Chair Leonard stated that the Commission cannot legally address this issue tonight because the public hearing has not been closed and has not begun the formal deliberations. He thanked everyone for attending tonight.

I. ADJOURNMENT

Adjournment to the June 2, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.